BOSTON PUBLIC LIBRARY
3 9999 06585 624 5

GOVDOC
M3/B16
RA
73/42

BOSTON
PUBLIC
LIBRARY

GOVDOC
113/816
RA
78/42

gpr04-14

October 25, 1973

Withdrawn

MEMORANDUM

6 A

RECEIVED
JAN 26 2004
BOSTON PUBLIC LIBRARY
GOVERNMENT DOCUMENTS DEPARTMENT

TO: THE BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: TENTATIVE DESIGNATION OF DEVELOPER
PARCEL E-2, 61-62 CHATHAM STREET
WATERFRONT PROJECT, MASS. R-77

On January 7, 1973, the Authority advertised for developer interest in the rehabilitation of two abutting five-story buildings at 61-62 Chatham Street shown on the attached map. In response to the offering, submissions were made by seven interested groups.

Proposals for the rehabilitation were judged in accordance with the following criteria: (1) financial strength, (2) experience, (3) design concept, (4) proposed uses.

Review by staff indicated that the proposal by WGS Associates was considered to have the greatest overall strength under all four criteria:

Members of the development team are: David E. Walsh, President of Wales Corporation, Boston, and Gerald F. Gillis, President of First Properties, Inc., Boston. The architect for the group is Samuel Glaser and Partners of Boston. The contractor, Stonehill Contracting Company, has recently completed an outstanding restoration of the Gardner Building on Long Wharf, which now houses the Chart House Restaurant. The proposal provides for first-floor retail uses with general office uses on the upper floors. Total floor area in the building upon completion will be approximately 13,000 square feet. The estimated cost of development is $425,000. The proposal includes a commitment from New England Merchants National Bank to finance the project.

On the basis of the above, it is recommended that WGS Associates be tentatively designated developer of Parcel E-2, 61-62 Chatham Street subject to the conditions specified in the following resolution.

RECEIVED
JAN 29 2004
BOSTON PUBLIC LIBRARY
GOVERNMENT DOCUMENTS DEPARTMENT

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: TENTATIVE DESIGNATION OF REDEVELOPER
PARCEL E-2 URBAN RENEWAL AREA (61-62 CHATHAM STREET)
PROJECT NO. MASS. R-77

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority" has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the Waterfront Urban Renewal Area, Project No. Mass. R-77, hereinafter referred to as the "Project Area," has been duly reviewed and approved in full compliance with local, state, and federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and the carrying out of urban renewal projects with Federal financing assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion, or national origin; and

WHEREAS, WGS Associates has expressed and has submitted a satisfactory proposal for the development of Disposition Parcel E-2 in the Downtown Waterfront-Urban Renewal Area.

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That WGS Associates be and hereby is tentatively designated as redeveloper of Disposition Parcel E-2 consisting of No. 61 and 62 Chatham Street in the Downtown Waterfront-Urban Renewal Area subject to:

   (a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;

   (b) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Act of 1949, as amended;

   (c) Submission in a form satisfactory to the Authority of:

      (i) A letter of Intent within 30 days accompanied by a good-faith deposit of $2,000.

      (ii) Evidence of the availability of 100% of the construction financing within 90 days.

      (iii) Final Working Drawings and Specifications within 120 days.

      (iv) Commencement of construction within 180 days.

That disposal of Parcel E-2 by negotiation is the appropriate method of making the land available for development.

That it is hereby found that WGS Associates possesses the qualifications and financial resources necessary to undertake development of the land in accordance with the Urban Renewal Plan.

That the Secretary is hereby authorized and directed to publish notice of the proposed transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

A62 Chatham St
Parcel E-2
NORTH STREET
CLINTON STREET
MARKET STREET
COMMERCIAL STREET
MERCANTILE STREET
FULTON STREET
ALLEY 10
JOHN F FITZGERALD EXPRESSWAY
WATERFRONT PROJECT
ATLANTIC AVENUE
CENTRAL WHARF
LONG WHARF SOUTH
COMMERCIAL WHARF
104 3/4
104 1/2
103A
102A
102
103
207A
207
208A
208B
205
206
88A
88
87
86
85
80
75
92
99
100
103
48
50
52

PART I

HUD-6004
(9-69)

REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE[1]

A. REDEVELOPER AND LAND

1. a. Name of Redeveloper: WGS Associates Suite 1029

b. Address and ZIP Code of Redeveloper: 131 State Street Boston, MA 02109

c. IRS Number of Redeveloper: 04-251-400-6

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

BOSTON REDEVELOPMENT AUTHORITY
(Name of Local Public Agency)

in PARCEL E2 DOWNTOWN WATERFRONT FANEUIL HALL
(Name of Urban Renewal or Redevelopment Project Area)

Renewal Project in the City of Boston, State of Massachusetts, is described as follows[2] The five story brick building known and numbered as 61, 62 Chatham Street Boston, Suffolk County, Massachusetts

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the status indicated below and is organized or operating under the laws of Massachusetts:

☐ A corporation.

☐ A nonprofit or charitable institution or corporation.

☐ A partnership known as

☒ A business association or a joint venture known as WGS Associates
A joint venture between Wales Corporation and First Properties, Inc.

☐ A Federal, State, or local government or instrumentality thereof.

☐ Other *(explain)*

4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organization:

5. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal members, shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth as follows:

Wales Corp. - 3593 Washington St. Jamaica Plain, MA 50% Interest
First Properties, Inc. - 131 State St. Boston, MA 50% Interest

[1] If space on this form is inadequate for any requested information, it should be furnished on an attached page which is referred to under the appropriate numbered item on the form.

[2] Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A description by metes and bounds or other technical description is acceptable, but not required.

a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock[1] NOT APPLICABLE

b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute the board of trustees or board of directors or similar governing body. NOT APPLICABLE

c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest. NOT APPLICABLE

d. If the Redeveloper is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest.

e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%. NOT APPLICABLE

NAME, ADDRESS, AND ZIP CODE	POSITION TITLE *(if any)* AND PERCENT OF INTEREST OR DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST
Wales Corporation 3593 Washington St. Jamaica Plain, MA 02130	50% Interest
First Properties, Inc. 131 State Street Boston, MA 02109	50% Interest

6. Name, address, and nature and extent of interest of each person or entity *(not named in response to Item 5)* who has a beneficial interest in any of the shareholders or investors named in response to Item 5 which gives such person or entity more than a computed 10% interest in the Redeveloper *(for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper; or more than 50% of the stock in a corporation which holds 20% of the stock of the Redeveloper)*:

NAME, ADDRESS, AND ZIP CODE	DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST
NONE	

7. Names *(if not given above)* of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above: NONE

B. RESIDENTIAL REDEVELOPMENT OR REHABILITATION NOT APPLICABLE

(The Redeveloper is to furnish the following information, but *only* if land is to be redeveloped or rehabilitated in whole or in part for *residential* purposes.)

[1] If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section 13 of the Securities Exchange Act of 1934, so state under this Item 5. In such case, the information referred to in this Item 5 and in Items 6 and 7 is not required to be furnished.

1. State the Redeveloper's estimates, exclusive of payment for the land, for:

   a. Total cost of any residential redevelopment. . . . . $
   b. Cost per dwelling unit of any residential redevelopment. . . . . $
   c. Total cost of any residential rehabilitation . . . . . $
   d. Cost per dwelling unit of any residential rehabilitation . . . . . $

2. a. State the Redeveloper's estimate of the average monthly rental *(if to be rented)* or average sale price *(if to be sold)* for each type and size of dwelling unit involved in such redevelopment or rehabilitation:

TYPE AND SIZE OF DWELLING UNIT	ESTIMATED AVERAGE MONTHLY RENTAL	ESTIMATED AVERAGE SALE PRICE
	$	$

b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals;

c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices:

CERTIFICATION

I (We)[1] WALES CORPORATION and FIRST PROPERTIES, INC.
certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.[2]

Dated: March 28, 1973

David E. Walsh
Signature

President Wales Corporation
Title

3593 Washington Street Boston, MA 02130
Address and ZIP Code

Dated: March 28, 1973

Gérard F. Gillis
Signature

President First Properties, Inc.
Title

131 State Street Boston, MA 02109
Address and ZIP Code

[1] If the Redeveloper is an individual, this statement should be signed by such individual; if a partnership, by one of the partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.

[2] Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than $10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.

PART II

HUD-6004
(9-69)

REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY

(For Confidential Official Use of the Local Public Agency and the Department of Housing and Urban Development. Do Not Transmit to HUD Unless Requested or Item 8b is Answered "Yes.")

1. a. Name of Redeveloper: WGS Associates Suite 1029

   b. Address and ZIP Code of Redeveloper: 131 State Street Boston, MA 02109

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

   BOSTON REDEVELOPMENT AUTHORITY
   (Name of Local Public Agency)

   in DOWNTOWN WATERFRONT FANEUIL HALL RENEWAL PROJECT
   (Name of Urban Renewal or Redevelopment Project Area)

   in the City of Boston, State of Massachusetts, is described as follows: Approximately 2350 square feet of land and the 5 story 11,250 square foot building thereon known as Parcel E2 at 61, 62 Chatham Street in the subject renewal area.

3. Is the Redeveloper a subsidiary of or affiliated with any other corporation or corporations or any other firm or firms? ☒ YES ☐ NO
   If Yes, list each such corporation or firm by name and address, specify its relationship to the Redeveloper, and identify the officers and directors or trustees common to the Redeveloper and such other corporation or firm.
   Wales Corporation 50% Interest
   First Properties, Inc. 50% Interest
   No common directors, officers or trustees.

4. a. The financial condition of the Redeveloper, as of _____, 19____, is as reflected in the attached financial statement.
   (NOTE: Attach to this statement a certified financial statement showing the assets and the liabilities, *including contingent liabilities*, fully itemized in accordance with accepted accounting standards and based on a proper audit. If the date of the certified financial statement precedes the date of this submission by more than six months, also attach an interim balance sheet not more than 60 days old.)

   b. Name and address of auditor or public accountant who performed the audit on which said financial statement is based:

5. If funds for the development of the land are to be obtained from sources other than the Redeveloper's own funds, a statement of the Redeveloper's plan for financing the acquisition and development of the land:
   Bank Financing; New England Merchants National Bank

6. Sources and amount of cash available to Redeveloper to meet equity requirements of the proposed undertaking:

a. In banks:

NAME, ADDRESS, AND ZIP CODE OF BANK	AMOUNT
	$

b. By loans from affiliated or associated corporations or firms:

NAME, ADDRESS, AND ZIP CODE OF SOURCE	AMOUNT
	$

c. By sale of readily salable assets:

DESCRIPTION	MARKET VALUE	MORTGAGES OR LIENS
	$	$

7. Names and addresses of bank references:
Robert S. Swain Jr., Senior Vice President
New England Merchants National Bank 28 State St. Boston, MA

8. a. Has the Redeveloper or *(if any)* the parent corporation, or any subsidiary or affiliated corporation of the Redeveloper or said parent corporation, or any of the Redeveloper's officers or principal members, shareholders or investors, or other interested parties (as listed in the responses to Items 5,6, and 7 of the *Redeveloper's Statement for Public Disclosure* and referred to herein as "principals of the Redeveloper") been adjudged bankrupt, either voluntary or involuntary, within the past 10 years? ☐ YES ☒ NO

If Yes, give date, place, and under what name.

b. Has the Redeveloper or anyone referred to above as "principals of the Redeveloper" been indicted for or convicted of any felony within the past 10 years? ☐ YES ☒ NO

If Yes, give for each case (1) date, (2) charge, (3) place, (4) Court, and (5) action taken. Attach any explanation deemed necessary.

9. a. Undertakings, comparable to the proposed redevelopment work, which have been completed by the Redeveloper or any of the principals of the Redeveloper, including identification and brief description of each project and date of completion:
Gerard F. Gillis, personnally supervised the restoration of a 10,000 square foot office and manufacturing facility on Cambridge St., Burlington.

Wales Corporation has performed numerous construction contracts with the Commonwealth, Massachusetts Port Authority, City of Boston and B.R.A.

b. If the Redeveloper or any of the principals of the Redeveloper has ever been an employee, in a supervisory capacity, for construction contractor or builder on undertakings comparable to the proposed redevelopment work, name of such employee, name and address of employer, title of position, and brief description of work: NOT APPLICABLE

10. Other federally aided urban renewal projects under Title I of the Housing Act of 1949, as amended, in which the Redeveloper or any of the principals of the Redeveloper is or has been the redeveloper, or a stockholder, officer, director or trustee, or partner of such a redeveloper: NOT APPLICABLE

11. If the Redeveloper or a parent corporation, a subsidiary, an affiliate, or a principal of the Redeveloper is to participate in the development of the land as a construction contractor or builder:

a. Name and address of such contractor or builder: Wales Corporation

b. Has such contractor or builder within the last 10 years ever failed to qualify as a responsible bidder, refused to enter into a contract after an award has been made, or failed to complete a construction or development contract? ☐ YES ☒ NO
If Yes, explain:

c. Total amount of construction or development work performed by such contractor or builder during the last three years: $28,000,000.00.

General description of such work: Heavy construction with primary emphasis on road and bridge work.

d. Construction contracts or developments now being performed by such contractor or builder:

IDENTIFICATION OF CONTRACT OR DEVELOPMENT	LOCATION	AMOUNT	DATE TO BE COMPLETED
Atlantic Ave.	Boston	$614,000	10/73
Rte. 2	Concord	496,000	11/73
Logan Airport	Boston	2,664,000	12/73
Rte. 1A	Revere	1,351,000	5/73
Rte. 128	Burlington	5,467,000	11/73
Logan Airport	Boston	1,567,000	5/73
Rte. 93	Woburn-Tewksbury	8,800,000	11/74

e. Outstanding construction-contract bids of such contractor or builder:

AWARDING AGENCY	AMOUNT	DATE OPENED
	$	

NOT APPLICABLE

12. Brief statement respecting equipment, experience, financial capacity, and other resources available to such contractor or builder for the performance of the work involved in the redevelopment of the land, specifying particularly the qualifications of the personnel, the nature of the equipment, and the general experience of the contractor: Staff and crew; cranes, backhoes, trucks, including bulldozers and other construction equipment.

13. a. Does any member of the governing body of the Local Public Agency to which the accompanying bid or proposal is being made or any officer or employee of the Local Public Agency who exercises any functions or responsibilities in connection with the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☒ NO

If Yes, explain.

b. Does any member of the governing body of the locality in which the Urban Renewal Area is situated or any other public official of the locality, who exercises any functions or responsibilities in the review or approval of the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☒ NO

If Yes, explain.

14. Statements and other evidence of the Redeveloper's qualifications and financial responsibility *(other than the financial statement referred to in Item 4a)* are attached hereto and hereby made a part hereof as follows:

CERTIFICATION

I (We)[1] WALES CORPORATION and FIRST PROPERTIES, INC.

certify that this Redeveloper's Statement of Qualifications and Financial Responsibility and the attached evidence of the Redeveloper's qualifications and financial responsibility, including financial statements, are true and correct to the best of my (our) knowledge and belief.[2]

Dated: March 28, 1973

Signature

David E. Walsh, President

Title

3593 Washington Street Jamaica Plain, MA 02130

Address and ZIP Code

Dated: March 28, 1973

Signature

Gerard F. Gillis, President

Title

131 State Street Boston, MA 02109

Address and ZIP Code

[1] If the Redeveloper is a corporation, this statement should be signed by the President and Secretary of the corporation; if an individual, by such individual; if a partnership, by one of the partners; if an entity not having a president and secretary, by one of its chief officers having knowledge of the financial status and qualifications of the Redeveloper..

[2] Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than $10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department

• U.S. GOVERNMENT PRINTING OFFICE : 1970 424-801/7C